

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

09/02/2014 at 09:00

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

2.00

County Buyer
EAT
Cash Proceed

1. **Date, Time, and Place of Sale.**

Date: September 02, 2014

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale** Cash

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 29, 2000 and recorded in Document VOLUME 03992 , PAGE 00335, AS AFFECTED BY LOAN MODIFICATION VOLUME 9935, PAGE 62 real property records of BRAZOS County, Texas, with KAREN HILBURN AND LONNIE HILBURN AND TESSA HILBURN, grantor(s) and CORNERSTONE MORTGAGE COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KAREN HILBURN AND LONNIE HILBURN AND TESSA HILBURN, securing the payment of the indebtedness in the original principal amount of \$76,585.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. MIDFIRST BANK is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND KNOWN AS BEING LOT TWENTY-EIGHT B (28B), BLOCK SEVEN (7), REPLAT OF LOTS 27-37, BLOCK 7 & LOTS 2-8, BLOCK 15 OF A PART OF NORTHWOOD SUBDIVISION -INSTALLMENT 8A, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2806, PAGE 3, DEED RECORDS OF BRAZOS COUNTY, TEXAS

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK
999 N.W. GRAND BLVD STE 110
OKLAHOMA CITY, OK 73118-6077

LEIGHTON SCHUBERT OR PETE FLOREZ

Substitute Trustee

c/o BARRETT DAFEN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addicks, Texas 75001



NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: September 02, 2014

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place

THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (2000

SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY CLERK - 5173-03

COMMISSIONERS or as designated by the county commissioners.

Filed for Record in:
BRAZOS COUNTY

On: Jul 28, 2014 at 09:57A

As a
Fostling Neal Estate Notary

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 25, 2008 and recorded in Document VOLUME 8831, PAGE 248 real property records of BRAZOS County, Texas, with JENNIFER N HARRIST AND CHRISTOPHER J HARRIST, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JENNIFER N HARRIST AND CHRISTOPHER J HARRIST, securing the payment of the indebtednesses in the original principal amount of \$99,078.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

LOT 15, BLOCK 1, MEADOWCREEK SUBDIVISION, PHASE 1, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 7138, PAGE 121 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, L.P., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP
PTX-C-32 7105 CORPORATE
PLANO, TX 75024



LEIGHTON SCHUBERT, RICKIE SALCIDO OR JARRED YANEZ

Substitute Trustee

c/o BARRIETT DAFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001



NCS000000004512406

On: Jul 22, 2014 at 02:13P

DEED OF TRUST INFORMATION:

Date: 11/15/2004
Grantor(s): CLEDIS ANTHONY HALL, A SINGLE MAN
Original Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$38,400.00
Recording Information: Book 6419 Page 156 Instrument 00876692
Property County: Brazos
Property: LOT TEN (10), BLOCK TWO (2), FAIRVIEW ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 143, PAGE 73 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 719 FAIRVIEW STREET, BRYAN, TX 77803

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:

U.S. Bank National Association, as successor Trustee to Wilmington Trust Company, as successor Trustee to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-1 Wells Fargo Bank, N.A.

Mortgage Servicer:

U.S. Bank National Association, as successor Trustee to Wilmington Trust Company, as successor Trustee to Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2005-1

Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s):

Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



Filed for Record in:
BRAZOS COUNTY

NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

LOT FOUR (4), BLOCK FIVE (5), 1ST INSTALLMENT, EAST PARK ADDITION, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 273, PAGE 329, DEED RECORDS, BRAZOS COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/21/2006 and recorded in Document 00947679 real property records of Brazos County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 09/02/2014

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by E.W. SUSEBERRY, provides that it secures the payment of the indebtedness in the original principal amount of \$66,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust and Deutsche Bank National Trust Company, as Indenture Trustee, on behalf of the holders of the Accredited Mortgage Loan Trust 2007-1 Asset Backed Notes obtained a Home Equity Foreclosure Order from the 272nd District Court of Brazos County on 07/01/2011 under Cause No. 11-000541-CV-272. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute Trustee to conduct the sale.

13-000087-850
2108 CARY CIRCLE
BRYAN, TX 77803

PETE FLOREZ, CHRISTOPHER FLOREZ, ORLANDO ROSAS,
SHARON ST. PIERRE OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES.
IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE
MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF
ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE
UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE
SENDER OF THIS NOTICE IMMEDIATELY.



4474816

Date of Sale (first Tuesday of month): September 2, 2014

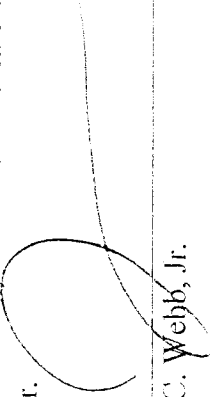
Time of Sale: At a time no earlier than 10:00 o'clock a.m., or within three hours after that time, but in no event will such sale occur beyond 4:00 o'clock p.m.

Place of Sale: The grounds of the County Administration Building (200 South Texas Avenue, Bryan, Texas) be designated as the location at which sales conducted under the authority of §34.019(r) of the TEXAS TAX CODE and §51.002(h) of the TEXAS PROPERTY CODE be conducted. Notwithstanding, the posting of any notice required by TEXAS PROPERTY CODE §51.002(b)(1) of a sale to take place at an area other than an area of the courthouse remains at the courthouse door of Brazos County. Additionally, pursuant to TEXAS TAX CODE §34.019(h), and in the event of no timely publication of a tax sale, one of the notices of such tax sale filed by an officer charged with the sale must be posted at the door of the Brazos County Courthouse).

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed John C. Webb, Jr. as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The sale will begin at the Time of Sale or not later than three hours thereafter.



John C. Webb, Jr.

PREPARED IN THE LAW OFFICE OF:

WEST, WEBB, ALLBRITTON & GENTRY, P.C.
1515 Emerald Plaza
College Station, Texas 77845-1515
(John C. Webb, Jr.)

EXHIBIT "A"

Being all of that certain tract or parcel of land lying and being situated in the Andrew Milligan League, A-39, Brazos County, Texas and being a part of the 139.06 acre tract (called 137.38 acres) conveyed to Dolores Gale Marris by Nona Byrd Wagner, Trustee, deed recorded in Volume 1779, Page 76, Official Records of Brazos County, Texas and being described as follows:

BEGINNING at an iron stake found at the most southerly common corner of this tract and the Billy Owens 23.56 acre tract (1199/850), same being in the northeast corner of P.M. 2154,

THENCE: N 47°32'32" E - 938.06 feet and N 5°29'12" E - 350.25 feet along the common line between this tract and said Owens tract to an iron stake found for corner;

THENCE S 89° 11' 04" W - 260.03 feet continuing along said common line to a 1/2" iron rod set for corner, same being the southeast corner of the Thomas Lester 40.68 acre tract (1598/126);

THENCE N 0° 00' 00" E - 1222.22 feet along the common line between this tract and said Lester tract to a 1/2" iron rod found for corner in the Mrs. L. H. Boyett 462.00 acre tract (151/311, 163/627 & 164/3) south line;

THENCE along the common line between this tract and said Boyett tract for the following calls:

N 88° 11' 04" E - 1425.92 feet, South 1231.17 feet,
N 88° 34' 51" E - 1409.16 feet to a 3/8" iron rod found for corner, same being in the west line of Lot 66A of the 7-11 Ranches (628/659);

THENCE South 1222.22 feet along said 7-11 Ranches and the Paul Karkoska 15.03 acre tract (378/98) to a 1/2" iron rod found for corner, same being the northeast corner of the John A. Rossitto 15.76 acre tract (683/771);

THENCE S 88° 34' 51" W - 1409.15 feet along the common line between this tract and the said Rossitto tract, the Jack Scamardi 17.75 acre tract (650/146) and the Steven and Sonia Drabek 11.93 acre tract (5646/193 and 5875/233) to a 1/2" iron rod found for corner, same being the northwest corner of said Drabek tract;

THENCE S 0°00'00" W - 776.12 feet along the common line between this tract and said Drabek tract to a 1/2" iron rod found at the most northerly corner of a 0.719 acre tract;

THENCE S 75°23'12" W - 317.93 feet along the common line between this tract and said 0.719 acre tract to a 5/8" iron rod with cap set for the most westerly corner of said 0.719 acre tract, same being in said PM 2154 line;

THENCE: along said PM 2154 line for the following calls:

N 53°20'58" W - 243.94 feet;

N 46°49'24" W - 202.23 feet;

N 54°55'55" W - 104.83 feet;

N 66°39'06" W - 301.43 feet;

And N 55°18'37" W - 1065.40 feet to the PLACE OF BEGINNING, and containing 138.34 acres of land, more or less.

NOTICE OF FORECLOSURE SALE In: Aug 05, 2014 at 03:23P

As of
Posting Real Estate Notice

STATE OF TEXAS

COUNTY OF BRAZOS

Acres

2.00

Parcel Number - 515669
B3,

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold is described as follows:

Lots Three (3) and Twenty-five (25), Block Eight (8), Winter Estate Subdivision, City of Bryan, according to plat thereof recorded in Volume "P", Page 610 of the Civil Minutes of the District Court of Brazos County, Texas.

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: September 2, 2014

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by

Valentino Ortega, III. The Deed of Trust is dated March 16, 2012, and is recorded in Volume 10582, page 121, Official Records, Brazos County, Texas.


5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$140,000.00 executed by Valentino Ortega, III and payable to the order of Wayelan Garner and Connie L. Garner; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of Valentino Ortega, III to Wayelan Garner and Connie L. Garner. Wayelan Garner and Connie L. Garner are the current owners and holders of the Obligations and are the Beneficiaries under the Deed of Trust and are referred to herein as the "Beneficiary".

As of August 4, 2014, there was owed \$141,765.21, on the Note, being principal and interest in the following amounts: \$138,088.19 of principal and \$3,677.02 of interest. The note is bearing interest at the rate of \$34.04 per day thereafter.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned.

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED August 5, 2014.



CULLY LIPSEY, Trustee
Hoelscher, Lipsey, Elmore & Poole, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726

NOTICE OF FORECLOSURE SALE Jul 30, 2014 at 03:54P

As 0
Posting Real Estate Notice

STATE OF TEXAS

COUNTY OF BRAZOS

Amount 2.00

Receipt Number - 517835

By,

Fife Green

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to be Sold. The property to be sold is described as follows:

Lot Twenty-Four (24), Block Three (3), Angels Gate Subdivision Phase I, City of Bryan, according to plat thereof recorded in Volume 7394, Page 296 of the Official Records of Brazos County, Texas

This conveyance will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover the property that has been released from the liens of the Deed of Trust.

2. Date, Time and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: September 2, 2014

Time: Between the hours of 10:00 a.m. and 4:00 p.m. The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

Place: In the commons area of the Brazos County Courthouse in Bryan, Texas.

The Deed of Trust permits the Beneficiary to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting and refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by LANDON GERARD LEWIS and DENICIA LASHA LEWIS. The Deed of Trust is dated October 18, 2007, and is recorded in Volume 8294, page 249, Official Records, Brazos County, Texas.

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively called "Obligations") including but not limited to (a) the promissory note in the original principal sum of \$30,000.00 executed by LANDON GERARD LEWIS and DENICIA LASHA LEWIS and payable to the order of BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.; (b) all renewals and extensions of the note; and (c) any and all present and future indebtednesses of LANDON GERARD LEWIS and DENICIA LASHA LEWIS to BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC. is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".


As of June 9, 2014, there was owed \$28,811.46, on the Note. Additionally, unpaid amounts for property taxes and insurance premiums are delinquent and owing to Beneficiary.

An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

BRYAN-COLLEGE STATION HABITAT FOR HUMANITY, INC.
119 Lake Street
Bryan, Texas 77801
Attention: Marco Maina

6. Default and Request to Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Substitute Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED July 30, 2014.



CULLY LIPSEY, Substitute Trustee
Hoelscher, Lipsey, Elmore & Poole, P.C.
1021 University Drive East
College Station, TX 77840-2120
(979) 846-4726



COPY

Filed for Record in:
Brazos County

On: Aug 08, 2014 at 10:13A

As a
First in Time Notice

Notice of Foreclosure Sale

July 23, 2014

Amount: 2.00

Deed of Trust Dated: September 6, 2012

Original Number - 519910

Grantor: Philip M. and Kimberly A. Norton

By:
Recorded On

Trustee: Robyn Segal

Lender/Beneficiary: John H. Pruitt, Jr.

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public Records of:

Recorded in: Volume 10895, Page 151 of the Official Records of Brazos

County, Texas

FILED
BY ME
05 stamped hereon by me.

Secures: Real Estate Lien Note ("Note") in the original principal amount of

\$173,720.00, executed by Philip M. and Kimberly A. Norton
("Borrower") and payable to the order of Lender, Brazos County Clerk

Property: The real property, improvements, and personal property described

in and mortgaged in the Deed of Trust, including the real property
described in the attached Exhibit "A", and all rights and
appurtenances thereto

Substitute Trustee: Allen J. Segal

Substitute Trustee's

Address: 1200 Briarcrest Drive, Suite 3100, Bryan, Texas 77802

Foreclosure Sale:

Date: Tuesday, September 2, 2014

Time: The sale of the Property will be held between the hours of 10:00

A.M. and 4:00 P.M. local time; **the earliest time at which the
Foreclosure Sale will begin is 11:00 A.M.**

Place: 200 South Texas Avenue, Bryan, Brazos County, Texas; in the

Atrium of the Brazos County Administration Building

Terms of Sale:

The Foreclosure Sale will be conducted as a public auction and the
Property will be sold to the highest bidder for cash, except that
Beneficiary's bid may be by credit against the indebtedness
secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the
obligations of the Deed of Trust. Because of that default, [Beneficiary], the owner and holder of
the Note, has requested [Substitute] Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Beneficiary's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Beneficiary's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Beneficiary passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Beneficiary. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, [Substitute] Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by [Substitute] Trustee.

Assert and protect your rights as a member of the armed forces of the United States.

If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

OKS - By Permission

7-24-14



Substitute Trustee

EXHIBIT A

John H. Pruitt, Jr.
10.10 Acre Tract
Samuel Davidson Survey, A-13
Brazos County, Texas

Field notes of a 10.10 acre tract or parcel of land, lying and being situated in the Samuel Davidson Survey, Abstract No. 13, Brazos County, Texas, and being part of the 25.47 acre - Tract 4 described in the deed from The First National Bank of Bryan, Bryan, Texas, Trustee of the Edna Belle Pruitt Revocable Share Trust, and the Pruitt Family Trust, to John H. Pruitt, Jr., recorded in Volume 8363, Page 33, of the Official Records of Brazos County, Texas, and said 10.10 acre tract being more particularly described as follows:

COMMENCING at a $\frac{1}{2}$ " iron rod found at 6" creosote post fence corner marking the common corner between the following three tracts: the beforementioned 25.47 acre tract, the 105.285 acres (net) described in the deed to The Lazy Six Ranch, LLC, recorded in Volume 9359, Page 130, of the Official Records of Brazos County, Texas, and Lot 4, Village of Minter Springs, according to the plat recorded in Volume "L", Page 217, of the Deed Records of Brazos County, Texas, see also Minter Springs Community Recreation Center, Inc., 10 acres, as described in Volume 5279, Page 266, of the Official Records of Brazos County, Texas, said $\frac{1}{2}$ " iron rod also lying on the approximate southeast line of Minter Springs Road;

THENCE S $44^{\circ} 48' 46''$ W along the common line between the beforementioned 25.47 acre tract and the 105.285 acre tract, for a distance of 213.69 feet to a $\frac{1}{2}$ " iron rod set at a creosote post fence corner marking the fenced southwest line of Minter Springs Road, for the **PLACE OF BEGINNING** of this description;

THENCE S $44^{\circ} 48' 46''$ W along the common line between the beforementioned 25.47 acre tract and the 105.285 acre tract, adjacent to a fence, for a distance of 753.34 feet to a $\frac{1}{2}$ " iron rod found marking the common corner between the said 25.47 acre tract and the 18.00 acre - Tract 3, described in the deed to Glenn Gregory Pruitt, recorded in Volume 8383, Page 11, of the Official Records of Brazos County, Texas;

THENCE N $52^{\circ} 14' 54''$ W along the common line between the beforementioned 25.47 acre tract and the 18.00 acre tract, for a distance of 594.35 feet to a $\frac{1}{2}$ " iron rod set;

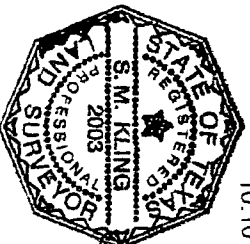
THENCE N $44^{\circ} 48' 46''$ E across the beforementioned 25.47 acre tract for a distance of 779.66 feet to a $\frac{1}{2}$ " iron rod set in the fenced southwest line of Minter Springs Road;

THENCE along the fenced southwest line of Minter Springs Road, as follows:

S $43^{\circ} 37' 34''$ E

S $61^{\circ} 00' 34''$ E

at a distance of 381.4 feet, pass a 6" creosote post, continue on, for a total distance of 387.75 feet,
at a distance of 15.1 feet, pass a 3" creosote post, continue on, for a total distance of 210.20 feet to the **PLACE OF BEGINNING**, containing 10.10 acres of land, more or less.



Surveyed October 2010
BY: *[Signature]*
S. M. Kling
R.P.L.S. No. 2003

Prepared 10/06/10
kes10-dcdPruitt - 10.10ac.wpd

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

Deed of Trust Information:	
Date:	09/19/2003
Grantor(s):	ROY MUNISE, A SINGLE PERSON
Original Mortgage:	CORNERSTONE MORTGAGE COMPANY
Original Principal:	\$83,950.00
Recording Information:	Book 5645 Page 0144 Instrument 00832176
Property County:	Brazos
Property:	

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING PART OF THREE (3) BLOCKS OF WOOD FOREST ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS ACCORDING TO AMENDING PLAT RECORDED IN VOLUME 1876, PAGE 105, OF THE RECORDS OF BRAZOS COUNTY, TEXAS.

of the Official Public Records of:

PROVIDE COUNTY

Recorded Herein by #9-
7,000
Filing Fee
Filing Fee
Filing Fee

Reported Address:

1604 A & BLUZA STREET, BRYAN, TX 77802

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee:	CitiMortgage, Inc.
Mortgage Servicer:	CitiMortgage, Inc.
Current Beneficiary:	CitiMortgage, Inc.
Mortgage Servicer Address:	1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of September, 2014
Time of Sale: 11:00 AM or within three hours thereafter.
Place of Sale: ON THE FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.

Substitute Trustee(s): Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Canarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Wonack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Canarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Wonack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

- NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
 2. Pete Florez or Christopher Florez or Orlando Rosas or Sharon St. Pierre, Cristina Canarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Wonack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
 3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
 4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired.
- Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Magole, P.C.


Book 11-2014 of Page 0427

NOTICE OF FORECLOSURE SALE

As a
Forsyth [and] Estate [and]

1. *Property to Be Sold.* The property to be sold is described as follows:

ALL OF LOT TWENTY-SEVEN (27), BLOCK TWO (2), SONOMA, PHASE 2, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8502, PAGE 285 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. ^{Ex 1} ~~Record Book 11-2014~~

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 11/20/2008 and recorded in Book 8876 Page 4 real property records of Brazos County, Texas.

3. *Date, Time, and Place of Sale.*

Date: 09/02/2014

STATE OF TEXAS
I hereby certify that this instrument was
filed on the date and time shown herein by me
and was duly recorded in the volume and page
of the official Public Records of:

Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.

BRAZOS COUNTY

Place: Brazos County Courthouse, Texas, at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney.

5. *Obligations Secured.* The Deed of Trust executed by JOSEPH MCHUGH AND SUZANNE MCHUGH, provides that it secures the payment of the indebtedness in the original principal amount of \$166,779.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. COLONIAL SAVINGS, F.A. is the current mortgagee of the note and deed of trust and COLONIAL SAVINGS is mortgage servicer. A servicing agreement between the mortgagee, whose address is COLONIAL SAVINGS, F.A. c/o COLONIAL SAVINGS, 2626 West Freeway, Building B, Fort Worth, TX 76102 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Default and Request to Act.* Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

12-000129-510
2724 SILVER OAK DRIVE
COLLEGE STATION, TX 77845

PETE FLOREZ, CHRISTOPHER FLOREZ, ORLANDO
ROSAS, SHARON ST. PIERRE OR MICHAEL W. ZIENTZ,
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.



4478198

Our File Number: 14-10451

Name: CARLOS MALDONADO, A SINGLE PERSON

Filed for Record in:
Brazos County

NOTICE OF TRUSTEE'S SALE

On: Aug 11, 2014 at 04:27P

WHEREAS, on DECEMBER 6, 2006, CARLOS MALDONADO, A SINGLE PERSON executed a Deed of Trust/Security Instrument conveying to G. TOMMY BASTIAN, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRY WIDE HOME LOANS, INC, in the payment of a debt therein described, ~~the~~ said Deed of Trust/Security Instrument being recorded under County Clerk Number 00948118, Volume 7718, Page 109, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and ^{Deed Number - 517199} ~~the same is now wholly due,~~ ^{By,}

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **SEPTEMBER 2, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS** COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

ALL OF LOTS ONE (1) AND TWO (2) AND THE ADJOINING SOUTHWESTERLY
50 FEET OF LOTS EIGHT (8) AND NINE (9), BLOCK THREE (3), COUTER'S
EASTSIDE ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF
RECORDED IN VOLUME 97, PAGE 86 OF THE DEED RECORDS OF BRAZOS
COUNTY, TEXAS.

Property Address: 1200 E. 27th
BRYAN, TX 77801

Mortgage Servicer: SETERUS, INC.

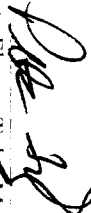
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this day, August 11, 2014.


Pete Florez, Tyler Martin, Orlando Rosas,
Zachary Florez, or Sharon St. Pierre, Substitute
Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300



4478502

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060 Postmark Real Estate Notice

Date of Security Instrument: September 06, 2007

Amount 2.00

Grantor(s): Jose Perez And Olivia Perez, Husband And Wife

Record Number 519198

Original Trustee: Angela Stone

By
Cynthia Fincon

Original Mortgagee: Beneficial Texas Inc.

Recording Information: Vol. 8233, Page 78, or Clerk's File No. 00975935, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by Caliber Home Loans, Inc., as its attorney in fact

Mortgage Servicer: Caliber Home Loans, Inc., National Association whose address is C/O 13801 Wireless Way Oklahoma City, OK 73134 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 09/02/2014 **Earliest Time Sale Will Begin:** 11:00 AM

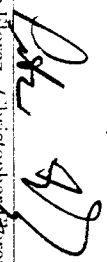
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Legal Description:
LOT THIRTEEN (13), BLOCK THREE (3), ALLEN RIDGE SUBDIVISION, PHASE I, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 673, PAGE 293, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Place of Sale of Property:
The foreclosure sale will be conducted in the area designated by the **BRAZOS** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:
Codilis & Stawiariski, P.C.
650 N. Sam Houston Parkway East, Suite 450
Houston, TX 77060 / (281) 925-5200


Pete Flores, Christopher Flores, Orlando Rosas, Sharon St. Pierre,
Zachary Flores, Mary M. Speidel
c/o Servicelink Default Abstract Solutions
7301 N. State Hwy 161, Ste 305,
Irving, TX 75039



4477649

SELECT PORTFOLIO SERVICING, INC. (SPS)
EHRENBURG, CHRISTOPHER R. AND KIMBERLY
1610 LEMON TREE LANE, COLLEGE STATION, TX 77840

CONVENTIONAL
Our File Number: 13-010781

On: 03/13/2014 at 01:00PM

As a
Posting Real Estate Notice

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 22, 2005, CHRISTOPHER R. EHRENBURG AND KIMBERLY EHRENBURG, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to HOME123 CORPORATION in payment of a ~~debt which is described in the~~ Texas Home Equity Security Instrument was filed in the real property records of **BRAZOS COUNTY, TEXAS** and is recorded under Clerk's File/Instrument Number 00898795 Volume 6824, Page 178, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 3, 2014 under Cause No. 14-000055-CV-361 in the 361st Judicial District, Brazos County, TEXAS;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 2, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Brazos, State of Texas:

ALL OF LOT FOURTEEN (14), BLOCK THREE (3), LEMON TREE ADDITION, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 371, PAGE 121 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Property Address:	1610 LEMON TREE LANE; COLLEGE STATION, TX 77840
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Noteholder:	U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES NC 2005-4H/8, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES NC 2005-4H/8 3815 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan

SUBSTITUTE TRUSTEE

PETE FLOREZ OR CHRISTOPHER FLOREZ OR
ORLANDO ROSAS OR SHARON ST. PIERRE
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565



4479185

After Recording, Please Return To:

Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 11, 2014

NOTE: Promissory Note described as follows:

Date: September 27, 2012

Borrower: collectively, Gunler Real Estate, Inc., Gunler Foods, Inc. and Gunler Paper, Inc.

Lender: Compass Bank

Original Principal Amount: \$3,965,000.00

DEED OF TRUST: Deed of Trust (Security Agreement and Assignment of Rents) described as follows:

Date: September 27, 2012

Grantor: Gunler Real Estate, Inc.

Trustee: Lee Vardaman

Beneficiary: Compass Bank

Recorded in: Document Number 01133871, of the Real Property Records of Brazos County,
Texas

LENDER: Compass Bank

BORROWER: collectively, Gunler Real Estate, Inc., Gunler Foods, Inc. and Gunler Paper, Inc.

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

SUBSTITUTE TRUSTEE: Rob Harlow, Jim Mills, Susan Mills, Emily Northern, Alexandra Zografos, Marlene Zografos, Kyle Walker, Niels Beery

NOTICE OF SUBSTITUTE TRUSTEE'S SALE (\$3,965,000.00 Note)
10606492v.3 100456/00907

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

September 2, 2014, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

First floor common area, in the East side of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Brazos County, Texas, in instrument(s) recorded in the real property records of Brazos County, Texas.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "As Is, Where Is", and WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. The address for

the sender of this notice is Jackson Walker L.L.P., 1401 McKinney Street, Suite 1900, Houston, Texas 77010, Attn: Rob Harlow.

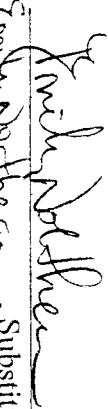

_____, Substitute Trustee

EXHIBIT A

Legal Description of the Property

Being all that certain lot, tract or parcel of land lying and being situated in the L. McLAUGHLIN SURVEY, Abstract No. 38, Brazos County, Texas, being 25.00 acres, more or less, and being a part of a called 191.81 acre tract described in a Deed dated April 4, 2009, from M. D. Wheeler, Ltd. to City of Bryan and Brazos County Economic Development Foundation, Inc., and recorded in Volume 8045, page 76 (document no. 01025732), Official Records of Brazos County Texas, to which reference is hereby made to and for any an all purposes. Said tract being described as follows, to wit:

COMMENCING at a point in the southwestern right of way of State Highway 6 for the northern corner of the referenced tract. From said point a pipe fence corner post bears N 67° 22' W 3.66 feet (record call is N 80° 17' W 3.3 feet). THENCE along said southwestern right of way and the northeastern line of the referenced tract, as follows: S 61° 34' 12" E - 421.82 feet to the beginning of a curve to the right, along the arc of said curve in a southeastern direction (CA = 08° 33' 00", R=2814.79 feet, LC=S 58° 47' 42" E - 468.62 feet) at 469.16 feet to a point for the end of said curve, and S 52° 01' 12" E, passing at 0.76 feet a 5/8" iron rod found for reference, a total distance of 281.44 feet, a 1/2 inch iron rod capped "Goodwin Laslier" set for the POINT OF BEGINNING;

THENCE S 52° 01' 12" E 565.07 feet, continuing along said right of way and the northeastern line of the referenced tract, to a 1/2 inch iron rod capped "Goodwin Laslier" set for this eastern corner and the northern corner of another 25.00 acre tract, Tract Two, described this same date;

THENCE S 41° 35' 06" W 1948.84 feet, across the referenced tract and with the northwestern line of said Tract Two, to a 1/2 inch iron rod capped "Goodwin Laslier" set in the southwestern line of the referenced tract and the northeastern right of way of the Union Pacific Railroad (called as a 100 foot wide r.o.w.) for this southern corner and the western corner of said Tract Two. From said point a 4"x4" concrete monument found for reference to the southern corner of the referenced tract bears S 48° 24' 54" E 2405.69 feet and N 50° 24' 58" E 3.51 feet;

THENCE N 48° 24' 54" W 563.85 feet, with the southwestern line of the referenced tract and said northeastern right of way, to a 1/2 inch iron rod capped "Goodwin Laslier" set for this western corner,

THENCE N 41° 35' 08" E 1913.31 feet, across the referenced tract, to the POINT OF BEGINNING, and containing 25.00 acres of land, more or less.

After Recording, Please Return To:

Jackson Walker L.L.P.
1401 McKinney, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 11, 2014

NOTE: Promissory Note described as follows:

Date: September 27, 2012

Borrower: collectively, Gunler Real Estate, Inc., Gunler Foods, Inc. and Gunler Paper, Inc.

Lender: Compass Bank

Original Principal Amount: \$2,235,000.00

DEED OF TRUST: Deed of Trust (Security Agreement and Assignment of Rents) described as follows:

Date: September 27, 2012

Grantor: Gunler Real Estate, Inc.

Trustee: Lee Vardanian

Beneficiary: Compass Bank

Recorded in: Document Number 01133873, of the Real Property Records of Brazos County, Texas

LENDER: Compass Bank

BORROWER: collectively, Gunler Real Estate, Inc., Gunler Foods, Inc. and Gunler Paper, Inc.

PROPERTY: The real property more particularly described on Exhibit A, attached hereto

SUBSTITUTE TRUSTEE: Rob Harlow, Jim Mills, Susan Mills, Emily Northern, Alexandra Zografos, Marlene Zografos, Kyle Walker, Niels Beery

Substitute Trustee's Mailing Address:

c/o Jackson Walker L.L.P.
1401 McKinney Street, Suite 1900
Houston, Texas 77010
Attn: Rob Harlow

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

September 2, 2014, being the first Tuesday of the month, to commence at 1:00 p.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

First floor common area, in the East side of the Brazos County Administration Building, 200 South Texas Avenue, Bryan, Texas, or such other place designated for real property foreclosures pursuant to Section 51.002 of the Texas Property Code by the Commissioners Court of Brazos County, Texas, in instrument(s) recorded in the real property records of Brazos County, Texas.

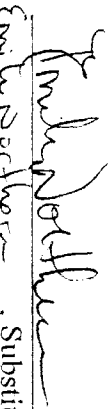
Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, which secures the Note. Because of such default, Lender, the owner of the Note and the holder of the Note and the Deed of Trust lien securing payment of the Note, for purposes of Section 51.002 of the Texas Property Code, has requested Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee or such other substitute trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust and to the permitted exceptions to title, if any, described in the Deed of Trust. Trustee has not made and will not make any covenants, representations, or warranties concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "As Is, Where Is", and WITH ALL FAULTS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY. The address for

the sender of this notice is Jackson Walker L.L.P., 1401 McKinney Street, Suite 1900, Houston, Texas 77010, Attn: Rob Harlow.



Emily D. Harlow, Substitute Trustee

NOTICE OF SUBSTITUTE TRUSTEE'S SALE (\$2,235,000.00 Note)
10606807v.3 100456/00907

EXHIBIT A

Legal Description of the Property

Being all that certain lot, tract or parcel of land lying and being situated in the L. McLAUGHLIN SURVEY, Abstract No. 38, Brazos County, Texas, being 25.00 acres, more or less, and being a part of a called 181.81 acre tract described in a Deed dated April 4, 2009, from M. D. Wheeler, Ltd. to City of Bryan and Brazos County Economic Development Foundation, Inc., and recorded in Volume 9045, page 76 (document no. 01025732), Official Records of Brazos County Texas, to which reference is hereby made to and for any an all purposes. Said tract being described as follows, to wit:

COMMENCING at a point in the southwestern right of way of State Highway 6 for the northern corner of the referenced tract. From said point a pipe fence corner post bears N 67° 22' W 3.86 feet (record call is N 80° 17' W 3.3 feet). THENCE along said southwestern right of way and the northeastern line of the referenced tract, as follows: S 61° 34' 12" E - 421.82 feet to the beginning of a curve to the right, along the arc of said curve in a southeastern direction (CA = 09° 33' 00", R=2814.79 feet, LC=S 56° 47' 42" E - 488.82 feet) at 469.16 feet to a point for the end of said curve, and S 52° 01' 12" E, passing at 0.76 feet a 5/8" iron rod found for reference, a total distance of 281.44 feet, a 1/2 inch iron rod capped "Goodwin Lastler" set for the POINT OF BEGINNING;

THENCE S 52° 01' 12" E 565.07 feet, continuing along said right of way and the northeastern line of the referenced tract, to a 1/2 inch iron rod capped "Goodwin Lastler" set for this eastern corner and the northern corner of another 25.00 acre tract, Tract Two, described this same date;

THENCE S 41° 35' 06" W 1948.84 feet, across the referenced tract and with the northwestern line of said Tract Two, to a 1/2 inch iron rod capped "Goodwin Lastler" set in the southwestern line of the referenced tract and the northeastern right of way of the Union Pacific Railroad (called as a 100 foot wide r.o.w.) for this southern corner and the western corner of said Tract Two. From said point a 4"x4" concrete monument found for reference to the southern corner of the referenced tract bears S 48° 24' 54" E 2405.69 feet and N 50° 24' 58" E 3.51 feet;

THENCE N 48° 24' 54" W 563.95 feet, with the southwestern line of the referenced tract and said northeastern right of way, to a 1/2 inch iron rod capped "Goodwin Lastler" set for this western corner;

THENCE N 41° 35' 06" E 1913.31 feet, across the referenced tract, to the POINT OF BEGINNING, and containing 25.00 acres of land, more or less.

Filed for Record in:
BRAZOS COUNTY

On: Aug 07, 2014 at 10:50A

NOTICE OF SUBSTITUTE TRUSTEE'S SALE As a Posting Real Estate Notice

Date: August 5, 2014

Amount 7.00

Deed of Trust:

Receipt Number - 518749
By
Cathy Barcelona

Date: May 21, 2010

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the official Public records of:

Grantor: Texas Urban Properties, Ltd.

Beneficiary: Powell State Bank

BRAZOS COUNTY

Trustee: Paul A. Sloan

as shown hereon by me.

Aug 07, 2014

Substitute Trustee: A. L. Atkeisson
Substitute Trustee's Address: P. O. Box 205, Powell, Navarro County, Texas 75153

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Recording Information: recorded May 24, 2010, Vol. 9635, Page 245, Official Public Records,
Brazos County, Texas

Property: All those certain lots, tracts or parcels of land lying in Brazos County, Texas, in the John
H. Jones Survey A-26, and being more particularly described on Exhibit "A" attached hereto
and incorporated herein.

Note:

Date: May 21, 2010

Amount: \$60,000.00

Debtor: Texas Urban Properties, Ltd.

Holder: Powell State Bank

Date of Sale of Property (first Tuesday of month): September 2, 2014

Earliest Time of Sale of Property: 11:00 o'clock a.m.

Place of Sale of Property (including county): Atrium area, 1st floor, County Administration
Building, 200 S. Texas Avenue, Bryan, Brazos County, Texas.

Because of default in performance of the obligations of the Deed of Trust, Substitute Trustee
will sell the property at public auction to the highest bidder for cash at the place and date specified
to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above
or within three hours after that time.



A. L. ATKEISSON, Substitute Trustee

EXHIBIT "A"

Tract One:

Field note description of a 2.181 acres tract or parcel of land lying and being situated in the John H. Jones Survey, A-26, Brazos County, Texas, and being part of the 43.42447 acres tract described in the Deed Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod set for corner, said iron rod marking the North corner of the aforementioned 43.42447 acres tract, said iron rod now marking the North corner of the 2.181 acres tract;

THENCE S 44° 50' 10" E a distance of 461.66 feet to an iron rod set for corner marking the East corner of the herein described 2.181 acres tract of land, said point also marking the North corner of the Claude Martinez and wife, Juanita Martinez 5.00 acres tract of land described in the Deed from Joe P. Hollingsworth and wife, Peggy Hollingsworth to Claude Martinez and wife, Juanita Martinez, recorded in Volume 306, Page 121, of the Deed Records of Brazos County, Texas;

THENCE S 45° 52' 17" W along the Northwest line of the said Claude Martinez and wife, Juanita Martinez 5.00 acres tract of land for a distance of 208.44 feet to an iron rod set for corner marking the South corner of the herein described 2.181 acres tract of land, said point also marking the West corner of the Claude Martinez and wife, Juanita Martinez 5.00 acres tract;

THENCE N 44° 14' 03" W a distance of 460.90 feet to an iron rod set for corner marking the North corner of the herein described 2.181 acres tract of land, said point lying in the Northwest line of the aforementioned 43.4247 acres tract of land;

THENCE N 45° 40' 10" E a distance of 203.57 feet to the PLACE OF BEGINNING of this tract of land containing 2.181 acres of land, more or less.

Tract Two:

Field note description of that certain 1.304 acres tract of land lying and being situated in the J. H. Jones Survey, Abstract No. 26, in Brazos County, Texas, and being part of that certain 300 acre tract described in the Deed by Decree setting aside the said 300 acre tract to Medora Foster in the partition of the Estate of M. J. Roberts of the District Court of Brazos County, Texas, in cause styled C. P. Jones, et als vs. Martha Foster, said Decree being entered October 5, 1891, in Minutes Book H, Page 72, Minutes of said Court, and a plat of said land being entered in said Minute Book H, on Page 99, thereof, and said 300 acre tract also described by notes and bounds in that certain Deed dated May 21, 1913, recorded in Volume 42, Page 489, of the Deed Records of Brazos County, Texas, (to which references of said deeds and records made heretofore and hereafter made are incorporated

EXHIBIT "A"

by such references herein and made a part hereof for all purposes, said 1.304 acre tract of land being the same tract of land mentioned in that Deed from Inez Scheelin to Brazos Land Trust recorded in Volume 1861, Page 290, of the Official Public Records of Brazos County, Texas, and in which Deed there is referred to a certain access strip of land shown in the Exhibit B attached thereto, said 1.304 acre tract of land being more particularly described by the metes and bounds as follows:

BEGINNING at a point found marking the East corner of that certain 0.15 acre tract of land, described in the Deed from Claude P. Martinez and wife, Juanita Martinez to the State of Texas recorded in Volume 1148, Page 205, of the Official Public Records of Brazos County, Texas, said point marking the East corner of the Claude Martinez 5.00 acre tract of land described in the Deed from Joe P. Hollingsworth and wife, Peggy Hollingsworth, to Claude P. Martinez and wife, Juanita Martinez, recorded in Volume 306, Page 121, of the Deed Records of Brazos County, Texas, said point also being located in the original and then existing (Northwest) right-of-way line of Texas State F. M. 60 (Raymond Stotzer Parkway);

THENCE N 46° 31' 44" E, along the old right-of-way of Texas State F. M. 60 for a distance of 40.40 feet to a point marking the South corner of a 0.76 acre tract of land described in the Special Warranty Deed from Texas Commerce Bank, N.A., as Co-Trustee of the Gainer Jones Testamentary trust and the Vivian Jones Marital Deduction Trust to the State of Texas, recorded in Volume 1164, Page 215, of the Official Public Records of Brazos County, Texas, said corner also being in the original and then existing (Northwest) right-of-way line of Texas State F. M. 60 (Raymond Stotzer Parkway), said corner also being located in the Southwest line of the Gainer B. Jones 100.95 acre tract of land called Tract 2 in the boundary survey made by B. J. Kling dated August, 1960, as described and shown of record in the Deed from Mary and Edward James to Gainer B. Jones recorded in Volume 208, Page 121, of the Deed Records of Brazos County, Texas;

THENCE N 44° 46' 40" W along the Southwest line of the 0.76 acre tract of land same being the Southwest line of the Gainer Jones 100.95 acre tract of land, for a distance of 32.67 feet to a right-of-way marker found for the West corner of the said 0.76 acre tract of land, said right-of-way marker being an angle point in the Northeast line of the herein described tract of land, said right-of-way marker also being in the new right-of-way line of Texas State F.M. 60 (Raymond Stotzer Parkway);

THENCE N 44° 53' 39" W along the Southwest line of the said Gainer B. Jones 100.95 acre tract of land for a distance of 1,473.77 feet to a 3/8" iron rod set for the North corner of the herein described tract of land, said iron rod also marking the East corner of the J. B. Armstrong 200 acre tract of land described in the Deed to J. B. Armstrong recorded in Volume 142, Page 208, of the Deed Records of Brazos County, Texas;

THENCE S 44° 51' 35" W along the Southeast line of the Armstrong 200 acre tract of land a distance of 36.26 feet to a 1/2" iron rod found for the said corner marking the West corner of the herein described tract of land, said iron rod also marking the North corner of that certain 2.178 acre tract of land described in that Deed recorded in Volume 1110, Page 509, of the Deed Records of Brazos County, Texas;

THENCE S 44° 50' 51" E along the Northeast line of the 2.178 acre tract of land for a distance of 461.60 feet to a 1/2" iron rod found for angle point, said iron rod marking the

EXHIBIT "A"

East corner of the said 2.17 acre tract of land, said point also marking the North corner of the Claude Martinez 5.00 acre tract of land;

THENCE S 44° 42' 54" E along the Northeast line of the Claude Martinez 5.00 acre tract of land for a distance of 1011.59 feet to a right-of-way marker found for angle point, said marker marking the North corner of the 0.15 acre tract of land, said marker being located in the new right-of-way line of Texas State F.M. 60 (Raymond Stotzer Parkway);

THENCE S 43° 44' 15" E along the Northeast line of the 0.15 acre tract of land for a distance of 32.10 feet to the PLACE OF BEGINNING of this tract of land containing 1.304 acres of land, more or less.